

5. 2012SP-022-001

BARLOW GLEN

Map 117-15, Parcel(s) 064-065, 159-162, 168

Council District 25 (Sean McGuire)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to SP-R zoning for properties located at 1719 and 1725 Glen Echo Road and at Glen Echo Road (unnumbered), approximately 500 feet east of Hillmont Drive (4.31 acres), to permit 15 single-family lots, requested by Barlow Builders, LLC, applicant, Bess Frances Hunt Bennett et vir, Robert and Irene Schwartz, and Barbara Ann Newman, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit 15 single-family lots.

Preliminary SP

A request to rezone from One and Two Family Residential (R10) and Single Family Residential (RS10) to Specific Plan – Residential (SP-R) zoning for properties located at 1719 and 1725 Glen Echo Road and at Glen Echo Road (unnumbered), approximately 500 feet east of Hillmont Drive (4.31 acres), to permit 15 single-family lots.

Existing Zoning

R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports infill development
- Creates walkable neighborhoods

The subject site is within a developed area where services are readily available. The proposed development works with the adjoining developments completing the development pattern envisioned for this site. The increased density and sidewalks help create sustainable and walkable neighborhoods.

GREENHILLS/MIDTOWN COMMUNITY PLAN

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistent with Policy?

Yes. The proposed SP plan would permit a total of 15 single-family lots with an overall density of 3.5 units per acre. While the proposal is for less density than promoted by the policy, the policy can also support densities slightly lower than envisioned.

PLAN DETAILS

The intent of this request is to permit a 15 lot single-family residential subdivision. The site is located on the south side of Glen Echo Road, east of Hillmont Drive. The site consists of seven individual properties totaling approximately 4.23 acres. There are currently two homes on the site. The site abuts the Glen Echo SP to the west and the Glen Echo Hall Planned Unit Development to the east.

Site plan

The plan proposes 15 new single-family residential lots which will be accessed by new public roadways. Five lots (11-15) will front onto Glen Echo Road and the remaining lots (1-10) will front onto the internal public street. Several lots (6-15) including the lots fronting onto Glen Echo will be accessed by a public alley. The remaining lots (1-5) will be front loaded taking access from the internal public street. Several lots will have shared driveways (Lots 1 and 2; Lots 3 and 4). As shown lots range in size from approximately 7,021 square feet to 12,623 square feet (minimum lot size: 6,000 SF).

The proposed new street will continue into Glen West Drive (Glen Echo SP) to the west and utilize Glen Echo Place (Glen Echo Hall) to the east. The proposed alley does not tie into the existing alley to the west within Glen Echo as the alley in Glen Echo SP is private. Sidewalks are proposed along both sides of the new street. Street trees are also proposed along both sides of the new street as well as along Glen Echo Road.

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The plan provides front elevations which identify possible home types. While the plan provides elevations, they are illustrative only and not to be used to review individual building permits.

ANALYSIS

The proposed plan completes the Glen Echo SP to the west and the Glen Echo Hall PUD to the east. Both the existing SP and PUD were designed to provide future connections to this property and, as proposed, the new development will tie in almost seamlessly. Since the proposed plan fits into the existing development pattern, meets the land use policy and two critical planning goals, staff is recommending that the request be approved with conditions.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- The sidewalks shown on the plans are in concept acceptable to MPW for the preliminary approval. However, the applicant should contact MPW prior to construction plan submittal to adjust the existing driveway ramps and proposed curb ramp at the terminus of the existing Glen Echo Place.

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.42	3.7 D	1 L	10	1	2

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	3.89	4.63 D	18 L	173	14	19

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.31	-	17 L	163	13	18

Traffic changes between maximum: **RS10, R10** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 2	-20	-2	-3

METRO SCHOOL BOARD REPORT

As this request would permit 15 residential units where the current acreage of the site would permit 19 residential units, no additional students will be generated with this action.

STAFF RECOMMENDATION

Staff recommends approval with conditions. As proposed the request is consistent with the land use policy, meets at least two critical planning goals and is consistent with adjacent development.

CONDITIONS

1. Permitted land uses within the SP shall be single-family residential.

2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the applicable request or application.

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3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Dan Crunk, 2004 Wimbledon Circle, spoke in support of the proposal.

Bill Bennett, 1401 Beddington Park, spoke in support of the proposal.

Kim Thomas, 405 Glen West Drive, noted three concerns: requested construction access from Glen Echo instead of Glen Echo West, increased traffic, and having two alleys instead of one long one.

Randy Beason, 1726 Glen Echo, spoke against the proposal and expressed concern regarding increased traffic and storm water drainage.

Rob Cohen, 1231 Glen Echo, spoke against the proposal and stated that he does not want the road connection.

Carl Massaro, Glen Echo West, spoke against the proposal and stated that he does not want the road connection.

Seth Hoffman, 412 Glen Echo West, spoke against the proposal and stated that he does not want the road connection.

Mr. Clifton moved and Mr. Ponder seconded the motion to close the Public Hearing. (7-0)

Mr. Clifton and staff discussed street width and traffic concerns.

Mr. Ponder asked the engineer about the necessity of a Traffic Impact Study.

Eric McNeely, McNeely Civil Engineering, stated that 15 lots are way below the threshold that would require a Traffic Impact Study.

Mr. Ponder asked if a buffer had been considered.

Dan Crunk clarified that a buffer was not considered, but there would be an attractive entrance.

Councilmember Claiborne clarified that stormwater drainage has to meet all requirements before a development like this could move forward.

Ms. LeQuire asked to Metro Stormwater to respond to stormwater concerns.

Steve Mishu, Metro Stormwater, confirmed that this drainage will be released to a detention pond to the east and will not cross over Glen Echo or go to the west.

Mr. Mishu also noted that the construction entrance will probably come off a side road.

Ms. LeQuire noted that Public Works should weigh in on the construction entrance.

Mr. Ponder and Councilmember Claiborne seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2012-191

"BE IT RESOLVED by the Metropolitan Planning Commission that 2012SP-022-001 is **APPROVED with conditions, disapproved without all conditions. (7-0)**

The proposal is consistent with Residential Medium land use policy. The single-family residential uses and the layout of the development will be compatible to surrounding residential uses.
